9090 BRIGHTON ROAD

HENDERSON, CO 80640

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INDUSTRIAL OUTDOOR STORAGE
INVESTMENT OPPORTUNITY

67,222 SF | 15.87 AC
I-2 & I-3 ZONING

RARE IOS OPPORTUNITY

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HENDERSON, CO 80640

9090 Brighton Road presents the opportunity to acquire a 67,222 SF industrial facility on 15.87 acres in Henderson, Colorado, offering a rare combination of scale, functionality, zoning flexibility, and strategic access.

PROPERTY DATA

Address 9090 Brighton Road, Henderson, CO 80640	**Type** Industrial Outdoor Storage	**# of Buildings** 6	**Year Built** 1960-2008	**Total Rentable Area (SF)** 67,222
Total Land Area (Acres) 15.87	**Occupancy** 100% (current occupant vacating at year-end)	**Tenancy** Single (vacating); Multi-Tenant Potential	**Parking Ratio** 1.0 space per 1,000 SF (68 spaces)	**Landscaping** Trees, Irrigated Landscaping, Native Areas and Turf Beds

Parcel Numbers: 11 Parcels

1721-20-0-06-005, 1721-20-0-00-026, 1721-20-0-00-020, 1721-20-0-06-006, 1721-20-0-03-001, 1721-20-0-04-004, 1721-20-0-04-005, 1721-20-0-04-002, 1721-20-0-04-003, 1721-20-0-04-006, 1721-20-0-00-063

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STRATEGIC IOS LOCATION

The current occupant has communicated its intent to vacate by year-end, with lease termination documentation in progress, creating an opportunity to acquire a large, functional IOS site in one of the Denver metro area's most established IOS corridors.

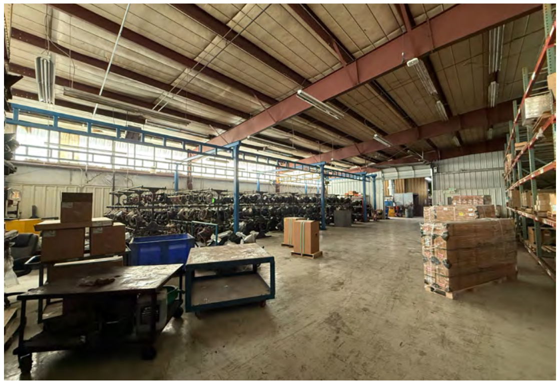
The property is located within a submarket that continues to experience active IOS leasing and sales activity, highlighting the strong demand for well-located industrial outdoor storage sites.

FLEXIBLE INVESTMENT OPPORTUNITY

9090 Brighton Road is well suited for a variety of ownership strategies:

- **Owner-user:** Large-scale industrial and outdoor storage facility with substantial land area
- **Investor:** Functional multi-building property with potential to accommodate multiple tenants

With **by-right industrial and IOS zoning increasingly difficult to secure across the Denver MSA**, 9090 Brighton Road offers a substantial land position and zoning profile that are difficult to replicate in today's entitlement environment.



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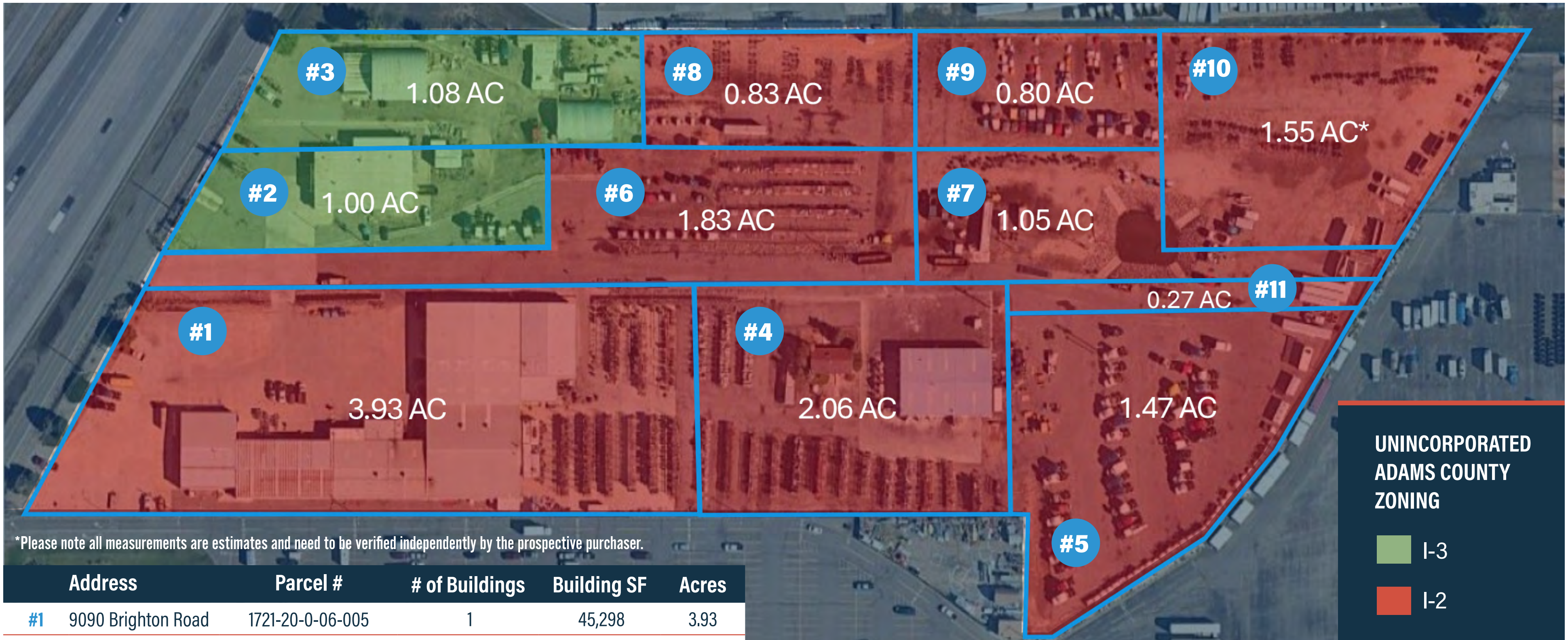
BY RIGHT INDUSTRIAL OUTDOOR STORAGE ZONING AT SCALE



*Please note all measurements are estimates and need to be verified independently by the prospective purchaser.

	Address	Parcel #	# of Buildings	Building SF	Acres
#1	9090 Brighton Road	1721-20-0-06-005	1	45,298	3.93
00#2	9100 Brighton Road	1721-20-0-00-026	1	7,156	1.00
#3	9150 Brighton Road	1721-20-0-00-020	2	6,712	1.08
#4	9090 E 91st Ave	1721-20-0-06-006	2	8,056	2.06
#5	7130 E 91st Ave	1721-20-0-03-001	-	-	1.47
#6		1721-20-0-04-004	-	-	1.83
#7		1721-20-0-04-005	-	-	1.05
#8		1721-20-0-04-002	-	-	0.83
#9		1721-20-0-04-003	-	-	0.80
#10		1721-20-0-04-006	-	-	1.55
#11		1721-20-0-00-063	-	-	0.27
		Total	**6**	**67,222**	**15.87**

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ZONING & OUTDOOR STORAGE

Flexible I-2 and I-3 industrial zoning supports a broad range of uses, including:

- **Warehousing & distribution**
- **Logistics & transportation**
- **Contractor operations**
- **Manufacturing & processing**
- **Heavy industrial uses**
- **Industrial outdoor storage (IOS)**

Adams County regulations expressly accommodate outdoor storage ranging from **accessory storage to large-scale yard uses**, creating flexibility for users requiring significant space for **equipment, vehicles, materials, and logistics operations**, subject to applicable approvals and development standards.

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I-76 FRONTAGE & BILLBOARD INCOME

Highway visibility with built-in ancillary income. The property fronts Interstate 76, which sees approximately 89,000–91,000 vehicles per day, providing exceptional exposure and regional access.

- **91,208 VPD** at U.S. 6 / U.S. 85
- **Billboard lease** in place through 2027
- **Contracted ancillary income** with no additional leasing effort

The combination of I-76 frontage, high visibility, and existing billboard income adds value beyond the property's core industrial and IOS functionality.

Structure #	Drive-In Door Count	Clear Height	Office SF	Industrial SF	Square Footage (Assessor)	Year Built (Assessor)
Building 1	(19)	13'-21'	4,800	40,498	45,298	1978-2008
Building 2	(2) 11'x11'	11'	1,300	5,856	7,156	1962
Building 3	(1) 14'x12'	16'	1,350	3,042	4,392	1960
Building 4	(2) 14'x18'	16'	0	2,320	2,320	1973
Building 5	(0)	N/A	1,056	0	1,056	1977
Building 6	(5) 14'x12'	14'	0	7,000	7,000	1977
Total	**Varying**	**13'-21'**	**8,506**	**58,716**	**67,222**	**1960-2008**

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DUAL FULL-MOVEMENT INTERCHANGE ACCESS TO INTERSTATE 76

9090 Brighton Road is served by two full-movement interchanges along Interstate 76, at 96th Avenue and 88th Avenue, giving trucks entering or leaving the site more than one point of ingress and egress to the interstate system. This redundancy reduces dependence on a single interchange, supports more efficient routing for drivers depending on origin and destination, and reinforces the site's positioning as a functional logistics location for industrial and outdoor storage users operating regionally across the Denver MSA.

North Bound

South Bound

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POSITIONED WITHIN AN ESTABLISHED INDUSTRIAL OUTDOOR STORAGE CORRIDOR

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